

# Land Use Element

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## Introduction

The Land Use Element has the broadest scope of the seven mandatory elements. It plays the central role of correlating all land use issues into a set of coherent and consistent development policies. Its goals, objectives, policies, and programs relate directly to all the other elements. For these reasons, it is the most visible and most often used element. Although all general plan elements carry equal weight, the Land Use Element is often perceived as being the most representative of "the general plan".

As required by State Planning Law, the Land Use Element designates the proposed general distribution, location, and extent of land uses for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses of land. The emphasis is on the desired or intended future development of the City and the planning area.

The Fairfield Land Use Element includes this policy document, a land use diagram, and a technical document. The policy document sets forth the goals, objectives, policies, and programs for the various land use districts, including standards for population density and building intensity.

The Land Use Diagram maps the general proposed distribution of the land uses by land use categories described in the policy document. It is intended to serve as a general guide to the future land use distribution rather than as a parcel-specific map of allowable land uses. Zoning classifications, consistent with the land use categories, will be established for this purpose in the Zoning Ordinance and Zoning Map. The Land Use Diagram also maps the proposed transportation system. Policies regarding transportation are addressed in the Circulation Element.

The Land Use portion of the technical document, contained in Volume II of the General Plan, includes background information on the historical development of Fairfield and the Fairfield planning area and a description of the process of establishing the future land use patterns.

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## Goals

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**The goals of the Land Use Element are:**

**Preserve and enhance the City's desired physical character with well-balanced patterns of growth and development.**

**Create safe and viable neighborhoods with wide ranges of choices, services, and amenities.**

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## Objectives, Policies & Programs

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### **Objective LU 1**

**Achieve a level of population and employment which preserves and enhances the desired character of the City.**

#### **Policy LU 1.1**

Only allow development that is consistent with the Land Use Diagram and the Land Use Category definitions.

#### **Policy LU 1.2**

Provide a mixture of uses throughout the City that provide adequate housing, employment, shopping, and social and leisure activities for their respective populations. (See Policy CI 1.2)

#### **Policy LU 1.3**

Achieve an ultimate citywide jobs-housing balance equal to the jobs-housing ratio for the nine-county Bay Area. (See Objective ED 6, Objective HO 4, Policy HO 4.1, and Program HO 4.1 A)

### **Objective LU 2**

**Achieve a pattern of development that reinforces the City's desired image. (See Objective UD 4, Policy UD 4.1)**

#### **Policy LU 2.1**

Encourage the preservation of agricultural land surrounding the City and permanently preserve agriculture in the Suisun Valley. (See all policies and objectives in the Farmlands and Agriculture Element, Objective OS 1, Policies OS 1.1, OS 1.2, OS 1.3, OS 1.4 and OS 1.5, Programs OS 1.2 A, OS 1.2 B, OS 1.2 C, OS 1.4 A, and Rancho Solano North Master Plan Area Policy 6).

**Program LU 2.1 A**

*In order to protect agriculture and the visual character of Suisun Valley, the City, in cooperation with the County, shall establish an open space buffer along its perimeter. This buffer will serve to separate agriculture from development. Agriculture and recreational uses will be allowed within the buffer. This buffer shall incorporate existing landforms and features, such as the ridges east of Mankas Corner Road and Clayton Road, and groves of trees so as to take advantage of these features to visually screen development from the Valley. If existing features prove inadequate, the development shall use trees, berms, and other methods to minimize visibility from the Valley.*

**Program LU 2.1 B**

*The City, in cooperation with the County, shall establish similar buffers between productive permanent agricultural lands and development in other areas undergoing development.*

**Program LU 2.1 C**

*The City shall continue to work with the County to plan for the preservation of the hills to the west of Suisun Valley as open space.*

**Policy LU 2.2**

Preserve and promote the Central Business District as one of the City's social and cultural centers and as an economically viable retail, professional office, and residential district. (See Policy CI 7.3 and Policy ED 3.3)

**Policy LU 2.3**

Review and comment on all development proposals within the unincorporated areas of the City's sphere of influence and in neighboring cities.

**Program LU 2.3 A**

*After adoption of the Comprehensive Amendment to the General Plan, the City will request Solano County LAFCO to amend the City's sphere of influence to be consistent with the Urban Limit Line around the entire City.*

**Policy LU 2.4**

Establish and maintain a greenbelt buffer around the City. (See Objective OS 2, Policies OS 2.1, OS 2.2, OS 2.3, OS 2.4, OS 2.5)

### **Objective LU 3**

**Establish an urban limit line that allows development to be satisfactorily planned before it occurs.**

#### **Policy LU 3.1**

What is urban shall be municipal, and what is rural shall be within the County. Any urban development requiring basic municipal services shall occur only within the incorporated City and within the urban limit line established by the General Plan. (See Policy OS 1.6)

#### **Policy LU 3.2**

Where the urban limit line encompasses a master plan area, it may include land which will not ultimately be developed with urban uses. Once areawide plans are adopted for master plan areas, the urban limit line may be amended to exclude open space areas.

#### **Policy LU 3.3**

A voter initiative reaffirmed and readopted: (1) the “Travis Reserve” land use designation and the boundaries of the Travis Reserve shown on the General Plan Land Use Diagram; (2) the Urban Limit Line shown on the General Plan Land Use Diagram; (3) the General Plan text describing the uses permitted in the Travis Reserve land use designation; and (4) General Plan objective LU 3, Policies LU 3.1, LU 3.2, HS 9.2, and Program HS 9.2A, in effect as of October 11, 2002. These components of the General Plan are collectively referred to as the Travis Air Force Base and Fairfield Urban Boundary Policies and, through December 31, 2020, may be amended only by a vote of the people or as follows:

1. The City Council may amend the boundaries of the Urban Limit Line to exclude open space areas, provided that the amended boundaries are within or coextensive with the limits of the Urban Limit Line in effect as of October 11, 2002.
2. The City Council may redesignate to a different land use designation that portion of the land currently designated as Travis Reserve that lies west of North Gate Road/Burgan Boulevard and north of Air Base Parkway/Travis Avenue.
3. The City Council may amend Program HS 9.2A to refer to a new 60 dB CNEL maximum mission contour for Travis Air Force Base (“New Contour”) adopted in either an Air Installation Compatibility Use Zone (“AICUZ”) or an Airport Land Use Plan for Travis Air Force Base, provided that the amendment specifies that in the event that the New Contour is set aside or otherwise ceases to be in effect, the 60 dB CNEL maximum mission contour established in the 1995 AICUZ for Travis Air Force Base shall apply for the purposes of Program HS 9.2A until such

time as the New Contour is reinstated or the City Council amends Program HS 9.2A to refer to a different 60 dB CNEL maximum mission contour for Travis Air Force Base adopted in either an AICUZ or an Airport Land Use Plan for Travis Air Force Base.

4. The City Council may amend the Travis Air Force Base and Fairfield Urban Boundary Policies if it does so pursuant to a finding, based on substantial evidence, that the application of such policies to any specific property for which a development application has been submitted constitutes an unconstitutional taking of the landowner's property; however, any such amendment shall be made only to the extent necessary to avoid such an unconstitutional taking.
5. The City Council may reorganize, renumber, or reorder the Travis Air Force Base and Fairfield Urban Boundary Policies, provided that the Travis Air Force Base and Fairfield Urban Boundary Policies remain in the General Plan.

#### **Objective LU 4**

**Achieve a rate of growth that is consistent with the provision of public facilities and services, that balances jobs and housing, and that does not result in the degradation of the natural environment. (See Objectives CI 1, PF 1, and ED 3)**

#### **Policy LU 4.1**

Expand the city limits only in conformance with the Comprehensive Annexation Plan.

#### ***Program LU 4.1 A***

*Update the Comprehensive Annexation Plan every five years or when there are significant changes. Continue to incorporate infill development and agricultural preservation policies into the Comprehensive Annexation Plan update, according to the standards of the Local Agency Formation Commission.*

#### **Policy LU 4.2**

Development proposals shall be reviewed for provision of public facilities and services and environmental impacts. (See Policies PF 1.1 and PF 1.2)

#### **Policy LU 4.3**

The content of all areawide plans shall be reviewed and approved by the Planning Commission prior to their preparation.

**Policy LU 4.4**

Development east of Claybank Road and north of Airbase Parkway shall occur in a logical and orderly pattern, and avoid creating discontinuous islands of development which cannot be economically served with a full range of urban services and facilities.

**Objective LU 5**

**Participate and cooperate in regional planning activities.**

**Policy LU 5.1**

Cooperate with appropriate jurisdictions in the preparation of State-mandated regional plans, such as the Congestion Management Program, the Clean Air Plan, and the Source Reduction and Recycling Element. (See Policies CI 2.2, CI 12.1, CI 12.2, and PF 13.2)

**Policy LU 5.2**

Monitor proposals for regional government and review them for positive and negative impacts on the City.

**Policy LU 5.3**

Explore the establishment of a regional open space body, such as a new open space district, to be responsible for acquiring and managing permanent open space. (See Policy OS 11.5, Programs OS 11.5 A, OS 11.5 B, Policy OS 11.6, and Program OS 11.6 A)

***Program LU 5.3 A***

*Assign the Open Space Commission the task of working with other governmental agencies to assist in determining the mechanism(s) for open space preservation.*

**Objective LU 6**

**Achieve a maximum public value from permanent open space, recognizing and providing for different types of open space users. (See Objective OS 11 and Policies OS 11.1, OS 11.2, OS 11.3, and OS 11.4)**

**Objective LU 7**

**Achieve a maximum amount of open space land permanently available to citizens of Fairfield. (See Objective OS 3, Policies OS 3.1, OS 3.2, Program OS 3.2 A, and Objective OS 4)**

**Objective LU 8**

**Develop and maintain a pattern of residential land uses which provides for a variety and balance of densities and opportunities for a mixture of different dwelling and tenure types. (See Policy HO 1.1)**

**Policy LU 8.1**

Residential development shall be consistent with the gross density ranges included in the Land Use Diagram. Lower densities may be permitted only when the City Council makes all of the following findings:

- A. The development would be compatible with the surrounding neighborhood and would not have a detrimental effect on existing or future multi-family development.
- B. The development would be equal or superior to the higher density development with respect to site planning and to preservation of natural topography, mature trees, and other natural resource.
- C. The density reduction will not prevent the City from achieving its goals for low and moderate income housing as defined in the Housing Element.

Higher densities may be permitted that are consistent with State density bonus requirements.

**Objective LU 9**

**The City should endeavor, in cooperation with relevant jurisdictions, to preserve the availability of rural living environments.**

**Policy LU 9.1**

Very low density residential development shall be encouraged in transition areas within the City's urban limit line. The intent is to provide a transition between agricultural or rural areas and urban development.

***Program LU 9.1 A***

*Develop zoning district classifications which provide for large lot subdivisions with minimum lot sizes of 1/2 acre or greater.*

**Objective LU 10**

**Provide single family residential neighborhoods with a variety of cost ranges dispersed throughout the City.**

**Policy LU 10.1**

Where infill development is proposed, the character, scale and density of existing single-family residential neighborhoods should be preserved in the new development. (See Policy UD 3.3)

**Policy LU 10.2**

Large scale single-family residential development shall include a mixture of density and dwelling types, consistent with its land use designation and density range.

**Policy LU 10.3**

Ancillary uses permitted in single-family residential neighborhoods, such as public facilities, day care centers, and churches, shall have minimum negative impact on the neighborhood.

***Program LU 10.3 A***

*Adopt design and performance guidelines for the location of public facilities in residential neighborhoods.*

**Policy LU 10.4**

New single-family residences shall be constructed at a size and scale that is compatible with the size of the lot.

***Program LU 10.4 A***

*Incorporate standards into the Urban Design Plan to ensure that single-family development is at a size and scale that is compatible with the size of the lot and surrounding area.*

**Objective LU 11**

**Provide multi-family ownership and rental units in a variety of cost ranges dispersed throughout the City.**

**Policy LU 11.1**

Encourage the development of a wide variety of higher density multi-family residential uses. (See Policy HO 1.3)

***Program LU 11.1 A***

*Continue to implement incentives to provide density bonuses or other similar measures to encourage the development of high density multi-family residential uses. (See Policy HO 2.4 and Program HO 2.4 A)*

**Policy LU 11.2**

Multi-family residential land uses shall be developed with a balance of open space, landscaping and recreational amenities and shall be accessible to commercial and recreational areas, and public transportation facilities.

**Policy LU 11.3**

Mobile homes shall be considered multi-family residential land uses. High standards of development and maintenance with respect to the provision of recreation and open space, landscaping and the exterior appearance of the units shall apply to their development. (See Program HO 1.3 C)

**Objective LU 12**

**Encourage special residential opportunities to meet the needs of the City's residents. (See Objective HO 7)**

**Policy LU 12.1**

Special residential land uses, such as senior housing, shall be distributed throughout the City to assure their accessibility to activity centers and shopping areas and to provide the option of continuing to reside in neighborhoods of mixed economic, ethnic and age groups. For projects located on the periphery of the City that house senior citizens or the mobility impaired, special transportation, such as vans, shall be required to be provided by the project.

**Objective LU 13**

**Minimize conflicts between land uses.**

**Policy LU 13.1**

New development shall preserve and enhance, to the extent possible, the existing natural vegetation, landscape features, and open space.

**Policy LU 13.2**

Appropriate buffers shall be established between industrial and nonindustrial lands. (Policies HS 9.3, HS 9.4, HS 9.5 relate to noise impacts. Policies HS 7.4, 7.5, and 7.6 relate to hazardous materials. Objective HS 8 and Policies HS 8.2, HS 8.3, HS 8.4 and HS 8.5 relate to emergency preparedness. Policy OS 8.1 relates to air quality. Policies ED 2.5 and CI 1.1 relate to traffic.)

***Program LU 13.2 A***

*Adopt standards and criteria for locating nonindustrial development in proximity to heavy industrial development that ensures the protection of the public health, safety and welfare and the economic viability of the industrial development. These standards and criteria shall include noise, hazardous materials, emergency response and evacuation, air quality, odors, light and glare, traffic, and visual quality. (See Policy ED 2.1)*

**Policy LU 13.3**

Proposed land uses shall be consistent with the land use compatibility criteria, maps, and policies of the Travis Air Force Base Land Use Compatibility Plan and the Land Use Compatibility Plan for the Travis Aero Club incorporated into this General Plan. (See Objective HS 5, Policies HS 5.1, HS 5.2, HS 5.3, HS 9.2 and ED 1.9)

***Program LU 13.3 A***

*If the Air Force decides to relocate the Aero Club landing strip, the City shall assist the Air Force and any affected developers in moving the strip to another location, away from existing or projected urban development.*

***Program LU 13.3 B***

*Until such time that the existing Aero Club facility can be relocated, new development should comply with the Land Use Compatibility Plan for the Travis Aero Club as amended on February 25, 1998.*

***Program LU 13.3C***

*If the Aero Club facility relocates, then the density range for residential development located west of Walters Road in Compatibility Zone C, as defined by the Land Use Compatibility Plan for Travis Aero Club, will increase to 8-15 units/acre.*

**Policy LU 13.4**

Retail uses shall only be permitted in industrial areas as a secondary use to a permitted use, such as manufacturing. Retail and service uses which serve the employees of the area may also be permitted. (See Policy ED 2.3)

***Program LU 13.4 A***

*Develop guidelines for allowing retail in industrial areas. (See Program ED 2.3 A)*

**Policy LU 13.5**

Home occupations may be permitted in residential areas where the use is clearly incidental and secondary to the use of the residence for dwelling purposes and where the requirements of the Zoning Regulations for home occupations are met. (See Policy ED 1.4)

**Objective LU 14**

**Develop sufficient employment generating uses to maintain a positive City fiscal condition and housing balance. (See Objective ED 1)**

**Policy LU 14.1**

Areas designated for industrial use on the General Plan Diagram should be held for such use to assure that there will be sufficient industrial land available to create an economic base in support of the costs of providing on-going public services. A slow pace of industrial development shall not be construed as justification for utilizing lands designated for industrial use for another type of urban use.

**Policy LU 14.2**

A variety of employment areas shall be provided in which industrial and commercial activities will contribute to the continued economic welfare of the people of the City and to stable economic and tax bases for the City. (See Policy ED 1.1)

**Policy LU 14.3**

Commercial areas shall be provided to accommodate the needs of the City's present and anticipated population. (See Objective ED 3)

**Policy LU 14.4**

New strip commercial development shall be discouraged. (See Policy ED 4.2)

**Policy LU 14.5**

The 18-acre mixed use site located at the northeast corner of Airbase Parkway and Claybank Road shall include office, specialty services and retail uses. Prior to zoning the site, the property owner shall conduct a marketing study to identify uses and services for the site. The neighborhood shopping center to the north of the site shall be given priority for neighborhood-serving retail and services.

**Objective LU 15**

**Preserve identified prominent topographical features, including ridgelines, steep slopes and hillsides; and natural features such as tree stands and riparian areas. (See Objective OS 6, Policies OS 6.1, OS 6.2, OS 6.3, OS 6.4 and OS 6.5, Programs OS 6.3 A, OS 6.4 A, OS 6.4 B, OS 6.5 A and OS 6.6 A, Objective UD 5, and Policies UD 5.1 and UD 5.2)**

**Objective LU 16**

**Development of identified hillside areas should be sensitive, to preserve natural features. (See Policies OS 6.2, OS 6.3, Programs OS 6.3 A, OS 6.4 A, OS 6.4 B, and Policy UD 5.3)**

**Objective LU 17**

**Encourage mixed use development that provides for an integrated mixture of residential and employment-generating uses within the same structure. (See Policy HO 1.5)**

**Objective LU 18**

**Encourage infill development and compact growth.**

**Policy LU 18.1**

Utilize land within the existing city limits as efficiently as possible, allowing for a wider variety of housing types and densities within the same zone district, and economical use of public services and infrastructure.

**Policy LU 18.2**

Provide incentives and support projects that are designed to encourage compact growth and higher densities while providing amenities such as bike paths, parks and pedestrian parkways as densities increase.

***Program LU 18.2A***

*Amend the Zoning Ordinance to facilitate development of projects with higher densities and increased number and quality of pedestrian and transit-oriented amenities.*

**Policy LU 18.3**

Encourage pedestrian and/or transit-oriented projects at unit densities that make transit feasible. Evaluate planned land uses around transportation centers to assess the feasibility of a high-density residential project oriented to transit.

***Program LU 18.3A***

*Revise the City's zoning ordinance to permit residential and higher-end commercial land uses within the same district, provided the uses are integrated as a mixed-use development with shared parking and pedestrian-oriented amenities.*

**Policy LU 18.4**

Establish a program to reduce fees for infill development which meets a predetermined set of development criteria consistent with the City's goals for compact growth.

**Program LU 18.4A**

*Encourage nodes of higher housing densities in areas served (or readily available) by the existing range of urban services including utilities, transit stops, neighborhood shopping and public services. Establish an incentive program whereby sites which meet the above criteria are given priority in the City's project approval process and the allocation of affordable housing funds from redevelopment set aside and federal HOME funds programs.*

**Program LU 18.4B**

*Encourage secondary dwelling units on existing owner-occupied single-family lots to accommodate the housing needs of the extended and multi-generation family and to provide an affordable housing alternative in existing neighborhoods. (See Policy HO 2.8)*

**Objective LU 19**

**Encourage intensification in downtown and central Fairfield.**

**Policy LU 19.1**

Reinforce the economic vitality of the core by maximizing the number of residents in close proximity to it, and encouraging development of new ownership housing opportunities in downtown.

**Policy LU 19.2**

Encourage the development of live-work spaces in the CD and CM districts in downtown Fairfield.

**Program LU 19.2A**

*Provide economic incentive (taxes, priority in participation in MCC's, etc.) for development of new mixed-use residential and commercial retail development in the CD and CM districts downtown.*

**Program LU 19.2B**

*Re-designate vacant land within Central Fairfield, in particular the RM district south of downtown, for higher density uses and mixed use and provide incentives for assembling smaller parcels to create feasible infill projects.*

**Policy LU 19.3**

Allow street parking spaces adjacent to properties to be counted toward meeting the parking requirements for new residential and mixed-use projects near the downtown but outside the P-1 Parking Overlay District.

# **Policies for Master Plan Areas**

Following are descriptions and specific policies for the three Master Plan Areas. As described in the section on future land use, Master Plan Areas are special study areas which have the potential for urban development, but are presently constrained by a variety of existing factors.

## **Rancho Solano North**

### **Introduction**

The Rancho Solano North Master Plan Area is identified on the Land Use Diagram as an approximately 2,000-acre undeveloped area north and east of Rancho Solano, and land north of Rolling Hills.

All of this land is unincorporated, and is on moderate to steeply sloped hillsides varying from 200 to 800 feet in elevation. None of this land is now served by urban sewer or water service.

### **Areawide Plan Mandate**

1. An areawide plan shall be prepared for the entire master plan area, including Tooby Ranch, Hopkins land, Sengo Ranch, and all other land shown in the Land Use Diagram.
2. The areawide plan shall evaluate the open space and development potential of all the land without regard to property lines.
3. Preparation of the areawide plan will include a citizen participation effort, involving citizens and property owners representing a wide variety of interests and backgrounds.
4. Development in the area shall be comprehensively planned through the areawide plan with unified design concepts.

### **Suisun Valley Agriculture Protection**

5. New development and traffic improvements shall not conflict with the existing agricultural and farming activities in Suisun Valley.

6. New development shall be physically separated from farmland and agricultural uses. In order to protect existing farmland and farming activities from urban development, an open space and recreation buffer shall be established along the perimeter of the Valley. Only agricultural or passive recreational uses will be allowed in this buffer. (See Policy LU 2.1 and Program LU 2.1 A)
7. No new streets shall be built which intersect Clayton Road. All new roads and streets serving new development shall connect into the existing City street system.

### **Scenic Preservation**

8. Golf course, housing, roads, or other forms of urban development visible from Mankas Corner Road or Clayton Road; any proposed hillside or ridgeline development; and lighting on hillsides shall be minimized and mitigated by natural visual barriers, such as mounds, trees, etc.

### **Natural Resources**

9. Significant wildlife habitats and watersheds shall be preserved and protected.

### **Urban Limit Line**

10. The City's urban limit line shall ultimately follow the path of final development. Until an areawide plan for the master plan area is prepared, the urban limit line shall extend to the master plan area's outer boundaries, but exclude any agricultural lands subject to the agreement between the City of Fairfield and Solano Irrigation District. Once the areawide plan is adopted, the urban limit line shall be configured to follow the outermost fringe of urban development at buildout. All land located beyond the ultimate urban limit line, as approved in the areawide plan, shall not be included in the City's sphere of influence and shall not be annexed by the City in the future.

### **Open Space and Recreation**

11. Creation of a regional nature park similar to Rockville Hills Park shall be incorporated into the areawide plan for the master plan area.
12. An integrated trail system shall be built which serves hikers, runners, bicyclists, equestrians, and those with special recreational needs.

## **Public and Site Improvements**

14. All infrastructure improvements, such as sewer and water facilities, roads and streets, street lighting, and storm drainage improvements, shall be designed to visually blend into the natural setting.
15. All property designated for development in the master plan area shall be subject to a Mello-Roos district or other financing mechanisms capable of paying for all major public improvements, including open space acquisition, parks, roads, sewer and water lines, and storm drainage improvements.
16. Site grading shall be done in a manner to minimize damage to natural land features and existing topographical contours. Substantial disturbance of existing features and contours shall only be allowed when the visual quality of the development is enhanced.
17. Site improvements and development in hillside areas shall comply with the Hillside Management Guidelines.

## **Policies for Nelson Hill**

### **Introduction**

Nelson Hill is a prominent landform located south of I-80, nearly one mile east of the I-680/I-80 interchange. Total acreage includes 230 wooded acres on elevations ranging from 60 to 300 feet. Slopes on the sides of the hill vary from moderate to very steep, with gentle grades on the west side. Only the north side and the hilltop are sparsely wooded. A City water reservoir is located at the northeast corner of the hill.

The top of the hill was quarried for nearly 100 years. Although not presently in operation, the quarry could be reactivated at any time, since the quarrying rights are permanent. In October 2000, Solano County and the quarry owners entered into an agreement that set operating conditions for the quarry. The conditions establish operating hours for mining activity and truck hauling. In addition, the conditions establish a maximum annual production of 242,000 tons.

The Land Use Diagram designates this site as a Master Plan Area. It is intended for a combination of residential and open space uses. Any development of Nelson Hill will be limited in order to protect prominent ridges, significant tree stands, steep elevations, and highly visible locations as permanent open space and recreation resources.

## **Master Development Plan**

(See Policy OS 6.8)

1. The General Plan designation of the area is low density residential/open space.
2. After adoption of the General Plan, a master development plan will be prepared for the entire Nelson Hill site. This plan shall evaluate the open space, recreation, and residential development potential of all land.
3. Development shall be comprehensively planned and integrated with the adjoining residential designated properties to the west; particularly with respect to circulation.

## **Open Space Preservation**

4. Significant ridgelines, steep slopes, and native trees shall be protected from urban development and shall be preserved in their natural state. Site improvements and development shall not be located within prominent viewsheds. Any development on the hilltop shall be situated as not to be visible from surrounding areas.
5. As part of the master development planning process, land shall be dedicated for a City park. This land shall include a site to be located at the southern portion of the top of Nelson Hill, affording views of the Suisun Marsh and allowing access for handicapped, elderly, or very young persons not able to hike from the bottom of the hill.
6. On site open space shall be required as a condition of development approvals. Land to be dedicated shall also include the wooded hillsides at approximately sixty feet elevation and higher, and other significant open space resources. As part of the master development planning process, a publicly accessible trails system shall be designated. Trails shall be located at the higher elevations of the hillsides, preferably within wooded areas. These trails shall be designed to ultimately connect with the Linear Park.
7. No development shall be allowed at the northeast corner of the site which adjoins Suisun Valley agricultural land.

## **Public and Site Improvements**

8. All infrastructure improvements, such as sewer and water facilities, roads and streets, street lighting, and storm drainage improvements, shall be designed and located to visually blend into the natural setting.

9. The area shall be subject to a Mello-Roos district or other financing mechanisms designed to pay for major citywide public improvements, including open space acquisition and transportation improvements.
10. Site grading, including pad preparation, road construction, and retaining walls, shall be done in a manner to: minimize damage to natural land features, conform to existing topographical contours, be visually unobtrusive from surrounding viewsheds, and protect native nature trees.
11. Existing old rock walls, including the wall along the property line between the Nelson Hill land and adjoining property to the west, should remain undisturbed, except for any necessary street or utility improvements. Any street or utility easements shall be aligned as not to interfere with the integrity of these walls. (See Policy OS 6.10)

### **Peabody-Walters Master Plan**

The Peabody-Walters Master Plan was adopted on September 6, 1994 for the area east of Claybank Road and north of Air Base Parkway. The Master Plan establishes specific policies and standards for this area. Future uses for land within the Master Plan area are identified on the General Plan Land Use Diagram.

### **Policies for the Cordelia Area**

The following policies were included in the Cordelia Area Specific Plan, which was repealed in 1999. These policies apply to land that was formerly addressed in that plan.

#### **Open Space/Agriculture**

1. The location of open space corridors may vary from those depicted on the diagram except when the location is fixed by such features as an earthquake fault zone, PG&E power line, natural topographic or vegetative feature, along the Urban Limit Line, or divides land uses. The width and location of the open space corridor over the earthquake fault zone shall be determined by geotechnical studies.
2. The minimum size of a residential lot abutting land designated as Intensive Agriculture shall be 1/4 acre.

3. The use of the extensive agricultural land which lies between I-680 and Suisun Marsh shall be limited to those agricultural operations which are harmonious with the adjoining marsh and wetland area. Examples of acceptable uses include grain and hay crop production and irrigated and non-irrigated pasture.
4. There shall be an open space corridor with a minimum width of 50 feet along the Urban Limit Line when abutting areas designated Intensive Agricultural by the plan.
5. When development occurs adjacent to areas designated as Extensive or Intensive Agriculture, fencing shall be installed which is designed to discourage trespassing onto such agricultural properties.
6. Ridge lines and riparian areas shall be retained in open space uses.
7. The environmental quality of Suisun Marsh shall be protected and enhanced through a combination of land use regulation and construction of public facilities. Activities within and adjacent to the marsh shall generally be limited to the following: nature-oriented recreation, hunting, fishing, wildlife habitat, low-speed boating, and only those specific types of agricultural operations which will avoid alteration of topography, vegetation, watercourses and soil-water relationships.

### **Commercial Development**

8. In Cordelia, the City shall not approve a disposition and development agreement or other discretionary permit for commercial development which is greater than 10,000 sq.ft. or which generates more than 150 daily trips if calculated Levels of Service at the time of said approval at any major intersection, as defined in Section 6.1 of the Green Valley Settlement Agreement, is either operating at a level of service lower than LOS D, or would operate at a level of service lower than LOS D, as a result of the proposed approval in combination with existing traffic levels and projected traffic from the projects described in Section 1.29 of the Green Valley Settlement Agreement and all other approved residential and commercial projects in Cordelia.

### **Industrial Development**

9. Through its programs and capital expenditures, the City shall encourage industrial development which is both capital and labor intensive. Warehouse, distribution, and other similar uses shall be given a lower priority by the City.

## **Old Town Cordelia**

10. Prior to the rezoning or rezoning of any land within Old Town Cordelia, a development plan for the entire area shall be approved by the City. The development plan shall specify the location and type of land uses, public rights-of-way, and development regulations and standards.
11. Annexation to the City of Fairfield of any portion of Old Town Cordelia shall not occur until the development plan is approved.
12. The architectural design of any new buildings within Old Town Cordelia shall reflect its historic character.

## **Urban Design**

13. An Urban Design Plan shall be prepared for Cordelia.
14. Until adoption of the Urban Design Plan, the following interim measures shall apply to all areas within the Cordelia Specific Plan Area except for those areas north of I-80 and west of Suisun Valley Road which shall comply with the Design Standards of the North Cordelia Area:
  - At the time of initial development, design themes shall be established for residential neighborhoods, industrial parks, and commercial centers. The theme may focus on building materials, color, architectural style, landscaping or lighting.
  - The selection of the variety of street trees and planting pattern along arterial and major collector streets shall be in accordance with a master street tree plan.
  - For commercial, industrial, and multi-family residential projects there shall be at least one tree per 20 lineal feet of street frontage, exclusive of any required landscaping within parking areas or adjacent to buildings.
  - Monument and ground signs will be required for all non-freeway oriented signs. Sign height and area shall be limited to the minimum necessary to identify a business without creating sign clutter or detracting from the natural amenity of the area.
  - All required landscaping shall be maintained in a healthy and attractive condition.

- All buildings, structures, and parking areas shall be maintained in a sound and attractive condition.
15. A neighborhood corridor shall have a minimum width of 50 feet to a maximum of 150 feet. Improvements shall consist of paths, lighting, fencing, and landscaping. Continuous fencing on both sides of the corridor shall generally be avoided. Construction and maintenance shall be the responsibility of private development. The location, width, and design of neighborhood corridors shall be subject to approval by the City, which shall take into consideration the street and lot pattern, adjacent land uses and topographic conditions.
16. The design of the following street shall have rural elements, such as the absence of standard curb, gutter and sidewalk, in order to maintain the character of an area, unless a rural design would be detrimental to the public health, safety, and welfare.
- Green Valley Road, north of future Mangels Boulevard;
17. The width of public right-of-ways and paving may be reduced in hillside areas in order to avoid excessive grading.
18. Any required noise barriers shall be designed with a varied height, form and location to avoid a monotonous wall-like effect. Landscaped berms or a combination berm and wall may be required.
19. Development abutting or highly visible from I-80 and I-680 shall have superior design with respect to architecture, building materials, landscaping, and site planning. Examples of superior design include, but are not limited to:
- Use of front-face quality materials and design of all building elevations visible from the freeways.
  - Screening of parking and other expansive paved areas through use of berms, low walls and landscaping.
  - Prohibition of outdoor storage of materials visible from the freeways.
  - Creativity in the relationship between buildings and structures.
  - Use of water, sculptures and other special features.
  - Distinctive and innovative landscaping plans.

20. Major collector streets shall have sidewalks separated from the curb by a parkway strip with a minimum width of six feet.
21. In order to preserve significant resources in Old Cordelia and the rural character along the south and east sides of Nelson Hill, the City will study alternatives to widening Cordelia Road in its existing alignment

### **Traffic Analysis**

22. For all development north of Interstate 80 the level of Service shall be calculated as defined in Section 6.1 of the Green Valley Settlement Agreement for as long as it remains in effect. Prior to any approvals within this area and annually thereafter, the City shall measure the existing Level of Service and calculate future levels. This calculation shall be done as defined in Section 6.1 and 6.2 of the Settlement Agreement. The results of these calculations shall be reported to the Planning Commission and City Council for project review and periodic review not more than twelve (12) months apart.

# Supporting Text

## History and Existing Setting

Fairfield is located along the I-80 corridor in the County of Solano between the rapidly growing San Francisco Bay and Sacramento areas. (See Exhibit LU-1) The City is surrounded by undeveloped hills on its western and northern borders. To its east and northeast are grazing and prairie grasslands. To the south, beyond the neighboring city of Suisun City, is the largest remaining wetland around San Francisco Bay, the Suisun Marsh. Suisun Valley, one of the county's most productive and intensive agricultural regions, adjoins Fairfield and separates the central city from the Cordelia planning area.

Over the decades, the city's character has gradually evolved. Beginning as a small farming-related community, Fairfield became the Solano County seat in 1858. In the early 1940's, Fairfield began to take on the identity of a military town, when military operations began at Travis Air Force Base. In the past few decades, it has also become a major business and retail center for Solano County and has experienced rapid growth of new residential neighborhoods.

Presently, Fairfield is characterized by three distinct communities: Cordelia, central Fairfield, and the Travis Air Force Base/Northeast area. Table LU-1 includes a summary of existing and projected population, housing and employment.

Central Fairfield is bounded by Suisun Valley on the west, the Vaca Mountains and Cement Hill on the north, Claybank Road on the east, and the City of Suisun or Union Pacific railroad tracks on the south. This area contains the City's oldest residential neighborhoods as well as new, more upscale housing. It also includes a number of commercial and industrial areas and serves as the center of County and City government.

Cordelia is located to the west of Central Fairfield around the I-80/I-680 interchange and is connected to Central Fairfield by I-80, Cordelia Road, Rockville Road and the linear park bike trail. Suisun Valley, an intensive agricultural area, separates Cordelia and Central Fairfield. A Specific Plan for the planning area was adopted in 1974, calling for a master planned, self-sufficient community. This plan was later amended in 1986 and repealed in 1999. Relevant policies from the plan were added to the Land Use Element of the General Plan.

The Travis/Northeast area includes Travis Air Force Base and land generally located east of Clay Bank Road and north of Air Base Parkway. Used for military operations since the early 1940's, Travis Air Force Base (AFB) has influenced the character and economic profile of the city. Originally located five miles east of the city, the base is becoming connected to central Fairfield by development that has progressively extended eastward. Much of the remainder of the Northeast area is vacant. However, there is an area of heavy industrial development along Huntington Drive. In addition, various manufacturing and service commercial uses are located along Peabody Road and Cement Hill Road in the unincorporated County.

## **Future Land Use – The Livable City Concept**

Through the Land Use Diagram, Goals, Objectives, Policies, and Programs, the Land Use Element is a plan for future development of the City to the year 2020. This plan is a response to the unique issues, opportunities and constraints that face the community. Some of the key issues which the element addresses are amount and rate of growth, distribution and location of future land uses, and extent of future City boundaries. These issues, and others, are resolved in the context of a variety of opportunities and constraints, such as availability of vacant land, availability of public services and facilities, the existing pattern of land uses, and the natural environment.

Past strategies for future development have emphasized annexation of undeveloped land and establishment of unique identities for the western, central and eastern areas of the city. The experience of other cities, however, has demonstrated that this type of growth pattern plays an important role in causing urban sprawl. Symptoms of sprawl include the loss of productive farmland, increased parking and infrastructure requirements, increased traffic, and a growing inability to access basic services without the use of an automobile.

With this in mind, the Land Use Element is based on a future scenario known as the "Livable City" concept. This concept envisions the city developing in a manner that promotes a more compact and efficient land use pattern, and places less emphasis on development that necessitates use of the automobile. In particular, the Land Use Element incorporates the following concepts:

- Fairfield will remain an important center in Solano County for government, business, and commerce. The downtown area will become a stronger center for the entire City.

- There will be a strong commitment toward protection of agricultural areas outside the Urban Limit Line and to the separation from other urban areas in the County.
- Future development will largely occur within the existing City limits. Limited development will be proposed outside the City limits, primarily to achieve certain related objectives that are difficult to achieve within the existing city limits. Examples include the establishment of a large technology-related industrial center and the development of a regional open space park north of the City.
- Incentives will be provided for concentrated development of infill areas within the existing City boundaries. These incentives will include modifications to development regulations and city fees.
- There will be a greater emphasis than in the past on pedestrian-oriented development (POD) and transit-oriented development (TOD).
- The existing separation of the western, central and eastern areas of the city will become more connected, with emphasis on a common city identity, and citywide diversity in development. However, areas that will remain remote from central Fairfield and downtown, such as Cordelia, would have high quality governmental services, recreation, shopping and employment.
- There will be a citywide balance of jobs and housing, with an emphasis on diversity in jobs and housing options. The desired citywide ratio should be consistent with the desired overall ratio for the nine-county Bay Area, established by recent policy decisions of the Association of Bay Area Governments.
- The City will provide high quality services and infrastructure in accordance with adopted standards.

The Land Use Diagram includes an "Urban Limit Line" which represents the ultimate limit of the City. Policies in the Land Use Element direct that urban development be confined within this Urban Limit Line. The Urban Limit Line spells out a commitment on the part of the City of Fairfield to respect the integrity of the surrounding non-urban areas. This intent is an integral part of the Livable City concept, which envisions Fairfield being surrounded by a greenbelt buffer of open space, clearly separated from the other cities of Solano County.

The Livable City concept, as represented by the Land Use Diagram, contains a range of land use categories, which are discussed below. The diagram also includes three Master Development Plan areas. These include Nelson Hill, located in the Cordelia area, Rancho Solano North, located west of Interstate 80, and Peabody Walters, located in the eastern part of the City. Master Plan areas are special study areas surrounding the community which have the potential to become urban areas, but are presently constrained by a variety of existing factors. Distinct circumstances must occur in order for master plan area development to be triggered. A General Plan Amendment and the adoption of an Areawide Plan would be required for these areas before development would occur. The Land Use Element includes specific policies for each of the master plan areas.

On September 6, 1994, a Master Plan was adopted for Peabody-Waters. The Master Plan includes specific policies governing this area. The Master Plan also establishes land uses designations for this area. The General Plan land use diagram includes the land use designations established by the Master Plan.

Table LU-1, which summarizes future housing, population and employment for the City, includes estimates for the Master Plan areas. These estimates have been developed in order to determine the appropriate level of citywide public facilities. Once the master, specific or areawide plans are adopted, these numbers may be revised and should not be considered a maximum or minimum.

# **Land Use Categories**

All lands within the boundaries of a General Plan's Urban Limit Line must be provided with a General Plan Land Use designation. In many cases these designations will have been made without benefit of a detailed analysis of development constraints. The existence of one or more development constraints could limit the beneficial use of a property or limit the density or intensity of development to less than that anticipated by the General Plan designation. Typical examples of such development constraints include but are not limited to the following: geotechnical conditions, topography including grading impacts, existence of significant tree stands or groves, drainage and flood plains, archaeological sites, wetlands and stream courses, faults, and easements.

Where development constraints such as those described above are found to exist during the areawide planning process or other more detailed levels of the development approval process, the General Plan would assume that the density, intensity and extent of development would be appropriately reduced.

## **Agriculture**

Agriculture is discussed in detail in the Open Space, Conservation and Recreation Element and the Economic Development Element. Agriculture has value to the City both as an open space asset and as a contributor to the local economy. The Land Use Element includes two agricultural categories.

### **Intensive Agriculture**

Intensive agricultural lands are those which have the potential for the highest productive yield (usually used for row crops and orchards). These lands generally have soil classes I and II (prime soils). Suisun Valley and portions of lower Green Valley are characterized by intensive agriculture.

### **Extensive Agriculture**

Extensive agricultural lands have a relatively lower productive yield and are primarily used for grazing. Extensive agricultural lands in the planning area include hilly slope areas around the City, portions of Suisun Marsh, and areas to the east and southeast of Travis Air Force Base.

## **Open Space**

The Open Space, Conservation, and Recreation Element describes several Open Space Planning Areas that have significant value as open space (See Exhibit OS-1). Some of these areas will remain permanently as open space. Other areas are intended for limited development after completion of special studies or areawide plans that ensure the protection of valuable open space resources. Some of these areas are identified in the Land Use Diagram as Master Plan Areas.

The Land Use Element and Diagram include two open space categories: Recreation and Conservation. Open space areas are linked in the diagram by a trail system. This trail system and other aspects of the open space system are discussed in greater detail in the Open Space, Conservation, and Recreation Element.

### **Recreational Open Space**

This category is intended for land that has been improved for active recreational uses. Generally, uses in this category include regional, community and neighborhood parks and golf courses.

### **Conservation Open Space**

This category includes areas having significant open space value that are not used for active recreation (such as the Suisun Marsh).

## **Residential**

The Land Use Element and Diagram include six residential categories. These categories: 1) identify areas throughout the planning area which are acceptable for housing, 2) clarify the overall type of housing to be developed within each category, and 3) establish minimum and maximum densities.

Each residential category includes minimum and maximum densities, expressed in numbers of housing units per gross acre. Densities lower than the minimum designation may be permitted only when the City Council makes findings according to the criteria contained in this element. A gross acre includes not only the area required for the actual residential use (dwelling and yard), but also the area required for minor and collector streets, utilities, and public or private recreational open space necessary to serve the housing area. Uses such as major arterial streets, elementary, middle, and high schools, neighborhood and community parks, churches, and other uses which serve several neighborhoods or the community at large are not included in the gross acreage for purposes of calculating the allowable number of housing units.

The Zoning Ordinance, not the Land Use Diagram, regulates parcel specific lot standards and allowable land uses. Under state law, zoning shall be consistent with the general plan. Each residential category in the Land Use Element specifies housing types that are typical for the density range identified in each category. However, any type of residence may be built within any residential category, as long as the density is within the range. For those categories that include single family detached development, typical lot sizes are included. However, the actual standards for lot sizes are governed by the Zoning Ordinance.

**Very Low Density Residential: less than or equal to 2.5 dwelling units/gross acre**

This category is characterized by large estate lot residential development. Typically, lot sizes would be 15,000 square feet or greater. However, cluster single family homes on smaller lots with significant permanent open space may also be found in this category. This category could be applied to hillside areas and to transition areas between agriculture and more intense residential development. In the case of hillside development, a hillside overlay will be established in the Zoning Ordinance. Development within the hillside overlay will be subject to the requirements of the hillside grading ordinance and could result in a density below the maximum permitted by the range.

**Low Density Residential: 2.5 - 4.5 dwelling units/gross acre**

This category includes single family development on large lots, and standard single family subdivisions. Lot sizes could range from 7,500 to 15,000 square feet.

**Low Medium Density Residential: 4.5 - 8.0 dwelling units/gross acre**

This category includes standard single family subdivisions and nontraditional designs such as zero lot lines, patio homes, and townhomes. Typically, lot sizes would range from 4,500 to 7,500 square feet. In those areas where lots at the lower end of the range are proposed, careful attention shall be given to size and massing of homes and to the provision of adequate open space areas and recreational opportunities.

**Medium Density Residential: 8.0 - 15.0 dwelling units/gross acre**

This category is intended for a wide range of attached units, such as duets, townhouses, rowhouses, condominiums, and apartments. In some cases detached units may be allowed in this category, but only if it is demonstrated that they will provide home ownership opportunities to low and/or moderate income households, that the size and massing of homes is in scale with the lot sizes, and that there will be provision of adequate open space areas and recreational opportunities. Typically, single family attached and detached lots in this category would range from 3,000 to 4,500 square feet for each unit. It is intended that development in this

category be conveniently serviced by neighborhood commercial and recreational facilities and have access to major arterial streets.

**High Density Residential: 15.0 - 22.0 dwelling units/gross acre**

This category is intended for multi-family apartment and condominium development. This designation is located in close proximity to major arterial streets, commercial and recreational facilities, and employment centers.

**Very High Density Residential: 22.0 - 32.0 dwelling units/gross acre**

This category includes multi-family apartment and condominium development in high-intensity areas. Development of greater than 32 dwelling units/gross acre may be permitted for senior congregate care housing projects. When making a determination regarding the number of dwelling units in a senior congregate care housing project, a dwelling unit shall be considered a living unit including bathroom and living areas, but need not include kitchen facilities.

**Commercial and Industrial**

The descriptions of land uses permitted in each commercial and industrial category are not exclusive. Other uses are permitted that are consistent with the Zoning Ordinance. The commercial and industrial categories include both a range of Floor Area Ratios (FAR) and typical FAR's for each land use. The FAR's are intended to be used as a guide for estimating the future development intensity. The Zoning Ordinance governs the actual FAR's required by the City.

**Neighborhood Commercial: 0.2 - 0.275 FAR**

This designation includes convenience commercial and neighborhood shopping centers which provide for a range of necessary day-to-day retail goods and services. Typically, a neighborhood shopping center would include a supermarket as the principal anchor tenant. Other tenants offer a variety of goods and services such as drugstores, banks, restaurants, and service stations. A typical FAR for this category is 0.225.

### **Community Commercial: 0.2 - 1.5 FAR**

This category includes a variety of commercial areas that serve a larger market area than a neighborhood center but less than a regional center. The designation includes shopping centers that serve a larger market than the immediate neighborhood. Typically, there are one or more anchor tenants such as a supermarket, discount or off-price department store, hardware/home improvement store or combined drug/variety/garden store. There would also be a variety of tenants offering consumer goods and personal services. A typical FAR for this type of use is 0.225.

Specialty shopping centers that may be smaller in size than other community shopping centers but that serve a community-level market are also included in this category. These centers do not have a supermarket, but provide specialized goods and services. A typical FAR for this type of use is 0.225.

This category also includes strip commercial shopping areas along North Texas Street and Texas Street west of Pennsylvania Avenue. These areas are characterized by retail commercial and office uses, usually developed as freestanding units. A typical FAR for this type of use is 0.225.

The City's Central Business District (CBD) is also included in the Community Commercial category. However, this area has its own unique character as a pedestrian-oriented, concentrated area of retail, service and office uses. Multi-family residential may also be permitted in the CBD. The City Center Redevelopment Plan and the Zoning Ordinance govern the permitted uses in this area. Higher intensity development should be encouraged in the CBD than in the other types of Community Commercial development. A typical FAR in the CBD is 0.5. However, FAR's in the CBD may be as high as 1.5.

### **Service Commercial: 0.225 - 0.5 FAR**

This designation provides for commercial service activities, such as auto repair, building material supply, warehousing, wholesale trade, contractors, suppliers, equipment yards, and other similar uses. Each proposed use must be evaluated on a case-by-case basis for compatibility with surrounding land uses. The smaller service commercial centers are intended for lower intensity service operations. The larger centers are designed to provide sites for uses with large land area requirements. The typical FAR in this category is 0.225.

### **Highway and Regional Commercial: 0.15 - 1.0 FAR**

This category includes regional shopping centers, highway oriented retail and service uses, and commercial recreation. Regional shopping centers are large shopping centers with a variety of large department stores and specialty shops that serve a market area that exceeds the planning area. Professional offices,

governmental uses, hotel and motels may be permitted in the highway and regional commercial category if the site size is sufficient and if found to be compatible with adjacent land uses. Certain neighborhood and community commercial uses may be permitted in this category. Such uses would consist of retail sales, personal services, and business services. A typical FAR in this category is 0.225.

#### **Office Commercial: 0.25 - 1.0 FAR**

This category is intended for non-retail, business and professional offices. The typical FAR for this category is 0.30. However FAR's at the high end of the range will be expected in more central areas and at the low end of the range in outlying areas.

#### **Business and Industrial Park: 0.25 - 0.60 FAR**

This designation is intended for light industrial and office uses. Uses may include office and administration facilities, research and development, and support business and commercial facilities. Land within this category has been reserved for industrial firms and businesses seeking an attractive and pleasant working environment. These areas are characterized by a high employment density. The development and design standards for these areas should protect this land from development which is inappropriate due to either function, appearance or environmental affects. This land use is appropriate as a buffer between General Industrial areas and non-industrial areas. The typical FAR for this category is 0.35, but could range between 0.25 and 0.60 depending on the location and the nature of the business park.

#### **Technology Park: 0.25 – 0.5 FAR**

This designation is intended for development of large parcels of land with high-technology uses. Uses may include light industrial, office and administration facilities, research and development, and support business and commercial facilities. The area has been reserved for businesses seeking an attractive and pleasant working environment. Design standards shall be adopted for this area prior to any development to ensure that especially high standards of development are maintained. The Technology Park is intended to help the City achieve its jobs/housing goals by providing a significant amount of high quality jobs for the community. The City has therefore established an overall job density standard of 10 jobs/acre. Individual projects may be permitted which do not achieve this density as long as the overall density is maintained.

**Limited Industrial: 0.25 - 0.5 FAR**

This designation provides for light and medium industrial type activity. Uses typical of this category may include but are not limited to research & development, warehouse, wholesale distribution, manufacturing, assembling, fabrication, office uses, and support uses. Not permitted within this category are uses which require unscreened open air storage of large quantities of raw, semi-refined, or finished products. Retail uses are discouraged in this category but may be permitted as a secondary use to a permitted use. This land use is appropriate as a buffer between General Industrial areas and non-industrial areas. The typical FAR for this category is 0.35.

**General Industrial: 0.3 - 0.5 FAR**

This designation allows for a wide range of industrial activities which includes manufacturing, assembling, fabrication, and other similar uses. The intent of this category is to provide a location for heavy industrial uses. Areas developed under this designation should be located with direct access to major roads, freeways, or rail lines. The typical FAR for this category is 0.40.

**Travis Reserve**

This designation applies to certain unincorporated land located north and east of Travis Air Force Base. Land in the Travis Reserve is set aside for future expansion of Travis Air Force Base only. If the status of the base changes, the construction of a non-military airport and support uses may be permitted in the Travis Reserve. No residential uses will be permitted in the Travis Reserve. Until a military or airport use is proposed for land with the Travis Reserve designation, the City supports its continued use for agriculture and grazing.

**Public Facilities**

This includes a wide range of uses that can be defined as institutional responses to basic human needs, such as health, education, safety, and recreation. Examples of typical public facilities include schools, water treatment plants, and fire stations. Public facilities, including waste management, are described in detail in the Public Facilities and Services Element. Hazardous waste management is addressed in the Health and Safety Element. Public facilities may be permitted within other land use categories.

## **Mixed Use**

This designation has been applied to several areas throughout the City. Each area has a unique mix of specified permitted uses. The Land Use Policies and Zoning Ordinance describe the permitted uses at each location in detail. The FAR's in the Mixed Use category will vary depending on the mix of uses. The FAR's for each of the permitted uses will apply to this category. The following areas have been designated as mixed use on the Land Use Diagram:

### **Southeast Corner of Walter Road and Airbase Parkway (Parker Ranch):**

Residential of various densities and Commercial, with appropriate buffering along Airbase Parkway to protect the residential zones. Residential development shall comply with Policy HS 9.2A regarding exposure to aircraft noise at Travis Air Force Base. A portion of this property is located within Compatibility Zone B for the Land Use Compatibility Plan for the Travis Aero Club as amended on February 25, 1998 by the Solano County Airport Land Use Commission. Development will comply with the restrictions included in the Aero Club Plan, including a limitation on retail development and a prohibition on new residential development on a portion of Zone B. If the Aero Club closes or relocates, these land use restrictions would no longer apply. (See Policy LU I3.3 and Program LU I3.3 A)

### **Northeast Corner of Lopes Road and Gold Hill Road:**

Business and professional office, retail and service

### **Southeast of Solano College:**

Business park (offices, research and development and similar uses) and high density residential (15-22 units per acre). A limited amount of neighborhood commercial uses may be permitted to serve the college, residents and workers in the immediate vicinity.

### **Northeast Corner of Peabody Road and Airbase Parkway:**

Commercial and Light Industrial. Land uses shall comply with the Land Use Compatibility Plan for Travis Aero Club. If the Aero Club closes or relocates, these land use restrictions would no longer apply. (See Policy HS 5.4)

### **Area between Empire and Kentucky Streets and south of Missouri Street:**

Commercial and residential

### **Block bounded by Delaware Street, Union Avenue, Broadway Street and Jefferson Street:**

Office, commercial and residential, up to 32 units per acre

### **Southwest corner of Pennsylvania Avenue and Texas Street:**

Office, commercial and residential, up to 32 units per acre

**Sunset and Travis:**

Neighborhood Commercial and Office

**Northeast Corner of Airbase Parkway and Claybank Road:**

Office, Specialty Services and Retail (See Policy LU 14.5 for more detail)

**North of Highway 12 and West of Pennsylvania Avenue:**

Limited Industrial, Service Commercial, and Office

**Peabody-Walters Master Plan:**

Sites designated for mixed use in the Peabody-Walters Master Plan area shall be developed in accordance with the Master Plan.

**Area South of Travis Blvd. between Clay Street and Wilson Street:**

Mixed residential and commercial

**Mission Village Shopping Center site, west of North Texas Street, north of Atlantic Avenue:**

Office, commercial and high density residential

Any future areas which receive the mixed use designation shall include an integrated mixture of residential and employment-generating uses.

## TABLE LU-1

### Projection of Housing, Population and Jobs at Buildout of General Plan

	<u>Housing</u>	<u>Population</u>	<u>Jobs</u>
<b>Existing (Jan. 1, 2001)</b>			
Cordelia	3,140	9,320	not available
<u>Remainder of City</u>	<u>29,260</u>	<u>89,480</u>	<u>not available</u>
<b><i>Subtotal Existing</i></b>	<b><i>32,400</i></b>	<b><i>98,800</i></b>	<b><i>43,400</i></b>
<b>Projected Additions</b>			
Cordelia	4,600	12,550	11,370
<u>Remainder of City</u>	<u>9,200</u>	<u>24,810</u>	<u>22,240</u>
<b><i>Subtotal Additions</i></b>	<b><i>13,800</i></b>	<b><i>37,360</i></b>	<b><i>33,610</i></b>
<b>Projected Buildout Totals</b>			
Cordelia	7,740	21,870	n/a
Remainder of City	38,460	114,290	n/a
<b><u>Citywide Buildout Totals</u></b>	<b><u>46,200</u></b>	<b><u>136,160</u></b>	<b><u>77,010</u></b>

#### Notes

1. Existing total housing and population figures provided by State Department of Finance.
2. Existing job figures provided by ABAG.
3. Totals have been rounded to the nearest 10.
4. Table LU-1 displays projections of future development, but does not depict maximum possible levels of development. Future additions may be higher or lower than projected (see the Land Use Chapter of the Technical Document for more information on how projections were calculated).
5. Projections of additional development are regularly updated by the Department of Planning and Development, and may not be incorporated into Table LU-1.